

AGENDA FOR THE PLAN COMMISSION

Members noticed must notify the person who prepared agenda (see below) at least 24 hours before the meeting as to whether they will not be able to attend this meeting.

Date and Time: Tuesday, October 18, 2022, – **5:15 PM**

Location: Council Chambers, Municipal Building, 101 South Blvd., Baraboo, Wisconsin

Member Notices: R. Nelson, P. Wedekind, R. Franzen, J. O'Neill, T. Kolb, B. Hartup, and M. Boegner.

Others Noticed: T. Pinion, C. Bradley, M Krautkramer, Cliff Bobholz, Kendall Cady, Matt Filus, Matt Buswell, Mark Hoppe, Carl Pierce, Library, and Media.

PETITIONERS OR REPRESENTATIVES MUST BE PRESENT OR SUBJECT WILL NOT BE HEARD BY THE COMMISSION!

1. Call to Order

- a. Note compliance with the Open Meeting Law.
- b. Roll Call
- c. Approve agenda.
- d. Approve September 20, 2022 meeting minutes.

2. Public Invited to Speak (Any citizen has the right to speak on any item of business that is on the agenda for Commission action if recognized by the presiding officer.)

3. New Business

- a. Review a two-lot Certified Survey Map for Kendall Cady for land on the north side of CTH W in the City's Extraterritorial Plat Approval Jurisdiction, being part of the W ½ of the SW ¼ of Section 5 and the E ½ of the SE ¼ of Section 6, T11N, R7E, Town of Greenfield, Sauk County, Wisconsin.
- b. Review and approve a One-Lot Certified Survey Map to create a 2.98 acre lot on the northwest corner of the intersection of 12th Street and Taft Avenue (CTH T) in the NE ¼ of the NE ¼ of Section 36, T12N, R6E, City of Baraboo, Sauk County, Wisconsin for the City of Baraboo.
- c. Review and approve the Landscaping Plan and Storm Water Management Plan for the Devil's Lake Townhomes, located in the 1500 block of Lake Street, in accordance with the prior conditional approval of the PUD rezoning for that development project.
- d. Consider proposed Amendment to existing Conditional Use Permit for the Driftless Glen Distillery property at 300 Water Street to allow an addition to the east side of the Distillery building.

4. Adjournment

Rob Nelson, Mayor

Agenda prepared by Tom Pinion, 355-2730, Ext. 7309
Agenda Posted by Donna Griggel on October 14, 2022

PLEASE TAKE NOTICE, that any person who has a qualifying as defined by the Americans with Disabilities Act that requires the meeting or materials at the meeting to be in an accessible location or format, should contact the Municipal Clerk, 101 south Blvd., or phone 355-2700, during regular business hours at least 48 hours before the meeting so that reasonable arrangements can be made to accommodate each request.

FOR INFORMATION ONLY, NOT A NOTICE TO PUBLISH.

PLAN COMMISSION ITEM SUMMARY
October 18, 2022

SUBJECT: REVIEW A TWO-LOT CERTIFIED SURVEY MAP FOR KENDALL CADY FOR LAND ON THE NORTH SIDE OF CTH W IN THE CITY'S EXTRATERRITORIAL PLAT APPROVAL JURISDICTION, BEING PART OF THE W ½ OF THE SW ¼ OF SECTION 5 AND THE E ½ OF THE SE ¼ OF SECTION 6, T11N, R7E, TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN.

SUMMARY OF ITEM C: The property contained within the boundary of this CSM consist of four existing tax parcels totaling roughly 56 acres in size. The owner would like to subdivide this property into two lots. The City's minimum lot size requirement for any new lot in our Extraterritorial Plat Approval Jurisdiction (ETJ) is 20 acres and the remnant must also be a minimum of 20 acres. Each of these new lots exceed that minimum size requirement. The Town of Greenfield has already approved this CSM and the County has reviewed it and indicated that it complies with their rules and regulations.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 18.02(8) – *Minimum Lot or Parcel Size for Lots or Parcels in the City's Extraterritorial Plan Approval Jurisdiction*, I have found the CSM to be complete and have reviewed it for compliance with the ordinance. Both of the proposed lots exceed the 20-acre minimum lot size.

ACTION: Approve / Conditionally Approve / Deny CSM

SUBJECT: REVIEW AND APPROVE A ONE-LOT CERTIFIED SURVEY MAP TO CREATE A 2.98 ACRE LOT ON THE NORTHWEST CORNER OF THE INTERSECTION OF 12TH STREET AND TAFT AVENUE (CTH T) IN THE NE ¼ OF THE NE ¼ OF SECTION 36, T12N, R6E, CITY OF BARABOO, SAUK COUNTY, WISCONSIN FOR THE CITY OF BARABOO.

SUMMARY OF ITEM B: The City of Baraboo has an accepted Offer to Purchase this property from the current owners, Duane and Dale Knuth. The City intends to develop this property as part of the new Fire & EMS Facilities that are currently being designed. The current concept consists of two stations, the "main" station, Station 1, will be located on the west side of Baraboo. The "satellite" station, Station 2, will be located on the east side of town on this new Lot.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 18.06 – *Certified Survey Map*, I have found the CSM to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve / Conditionally Approve / Deny CSM

SUBJECT: REVIEW AND APPROVE THE LANDSCAPING PLAN AND STORM WATER MANAGEMENT PLAN FOR THE DEVIL'S LAKE TOWNHOMES, LOCATED IN THE 1500 BLOCK OF LAKE STREET, IN ACCORDANCE WITH THE PRIOR CONDITIONAL APPROVAL OF THE PUD REZONING FOR THAT DEVELOPMENT PROJECT.

SUMMARY OF ITEM C: At the June 21st meeting, the Plan Commission reviewed a GDP/SIP for this project and recommended its approval. Following is an excerpt from those meeting minutes:

It was the consensus of the Commission that the landscaping and storm water plan be brought to the Commission for review. Kolb moved to forward to Council for a public hearing and recommendation to approve the GDP/SIP **contingent upon the storm water plan and landscaping plan to be reviewed and approved** (at a future meeting) **by the Plan Commission.**

The Developer has submitted the final Storm Water Management Plan as well as the Landscaping Plan for your review and approval. Both of these plans comply with the corresponding City regulations.

COMPLIANCE/NONCOMPLIANCE: N/A

ACTION: Approve/Conditionally Approve/Deny the Storm Water Management and Landscaping Plans.

SUBJECT: CONSIDER PROPOSED AMENDMENT TO EXISTING CONDITIONAL USE PERMIT FOR THE DRIFTLESS GLEN DISTILLERY PROPERTY AT 300 WATER STREET TO ALLOW AN EXPANSION OF THE PATIO AREA OF THE DISTILLERY BUILDING, AN ADDITION ON THE NORTH SIDE OF THE EASTERLY RICK HOUSE BUILDING, AND THE ADDITION OF A STORAGE BUILDING AT 114 ASH STREET THAT WILL EXCLUSIVELY SERVE THE OPERATIONS OF THE DRIFTLESS GLEN DISTILLERY.

SUMMARY OF ITEM D: Driftless Glen was originally granted a Conditional Use Permit for their Distillery and ancillary buildings in 2013. There have been a couple of amendments in the meantime with the last on being April 20, 2021 for an expansion to the patio area of the Distillery building, which was completed. They also requested an addition to their storage building at 114 Ash Street as well as an addition to their easterly rickhouse; however, they chose not to proceed with either of those two additions. The current proposed addition will add a conference room, an office, and additional restroom facilities on the east side of the main Distillery building. There are two colored renderings included in the packet, the first is looking southwest from the northeast corner of the property and the second is looking northwest from the southeast corner of the property. They have submitted a hard copy of the full architectural plans for this proposed addition and they will be available for your review at the meeting.

COMPLIANCE/NONCOMPLIANCE:

Pursuant to Section 17.37 – *Conditional Use Review and Approval*, I have found the application to amend the CUP to be complete and have reviewed it for compliance with the ordinance.

ACTION: Approve / Deny/ Conditionally Approve the proposed CUP Amendment (with certain conditions?)

SAUK COUNTY CERTIFIED SURVEY MAP # _____

LOCATED IN THE NW¼-SW¼ AND THE SW¼-SW¼ OF
SECTION 5 AND THE NE¼-SE¼ AND THE SE¼-SE¼
OF SECTION 6, TOWN 11 NORTH, RANGE 7 EAST,
TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN

REGISTRAR'S RECORDING DATA

SURVEYOR'S CERTIFICATE:

I, MATTHEW M FILUS, WISCONSIN PROFESSIONAL LAND SURVEYOR NUMBER 2185, HEREBY CERTIFY:

THAT I HAVE SURVEYED AND MAPPED A CERTIFIED SURVEY MAP (CSM) LOCATED IN THE NORTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (NW¼-SW¼) AND THE SOUTHWEST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (SW¼-SW¼) OF SECTION 5 AND ALSO THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (NE¼-SE¼) AND THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER (SE¼-SE¼) OF SECTION 6, ALL IN TOWNSHIP 11 NORTH, RANGE 7 EAST, TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH ONE-QUARTER CORNER OF SECTION 6, TOWNSHIP 11 NORTH, RANGE 7 EAST; THENCE S 89°21'16" E, A DISTANCE OF 1,338.28 FEET ALONG THE SOUTH LINE OF THE SE¼ OF SAID SECTION 6 TO THE SOUTHWEST CORNER OF THE SE¼-SE¼; THENCE N 00°51'38" W, A DISTANCE OF 329.43 FEET ALONG THE WEST LINE OF THE SE¼-SE¼ TO THE POINT OF BEGINNING;

THENCE CONTINUING N 00°51'38" W, A DISTANCE OF 1,002.34 FEET TO THE NORTHWEST CORNER OF THE SE¼-SE¼; THENCE N 00°51'38" W, A DISTANCE OF 1,151.78 FEET ALONG THE WEST LINE OF THE NE¼-SE¼ TO A POINT BEING 25 FEET SOUTHERLY OF THE APPROXIMATE ORDINARY HIGH WATER MARK OF THE BARABOO RIVER AND THE BEGINNING OF A MEANDER LINE TO SAID BARABOO RIVER; THENCE THE FOLLOWING COURSE ALONG SAID MEANDER LINE: S 59°19'45" E, A DISTANCE OF 311.31 FEET; S 20°08'43" E, A DISTANCE OF 311.32 FEET; S 17°13'44" E, A DISTANCE OF 315.44 FEET; S 35°41'07" E, A DISTANCE OF 203.24 FEET; S 70°28'16" E, A DISTANCE OF 234.47 FEET; N 82°18'23" E, A DISTANCE OF 327.90 FEET; N 81°23'10" E, A DISTANCE OF 311.60 FEET; S 87°38'44" E, A DISTANCE OF 288.74 FEET; S 82°04'24" E, A DISTANCE OF 428.71 FEET TO A POINT BEING 35 FEET SOUTHERLY OF THE APPROXIMATE ORDINARY HIGH WATER MARK OF THE BARABOO RIVER AND THE TERMINUS OF A MEANDER LINE TO SAID BARABOO RIVER; THENCE S 01°01'29" E, A DISTANCE OF 602.40 FEET PARALLEL TO AND 31 RODS WEST OF THE EAST LINE OF THE W¼ OF THE SW¼ OF SECTION 5 TO THE CENTERLINE OF C.T.H. "W"; THENCE S 83°33'04" W, A DISTANCE OF 682.20 FEET ALONG SAID CENTERLINE; THENCE WITH A CURVE TURNING TO THE LEFT, RADIUS 549.88 FEET (THE CHORD OF WHICH BEARS S 70°48'00" W, A DISTANCE OF 242.74 FEET) A DISTANCE OF 244.75 FEET ALONG SAID CENTERLINE; THENCE S 58°02'55" W, A DISTANCE OF 548.06 FEET ALONG SAID CENTERLINE; THENCE S 58°03'33" W, A DISTANCE OF 660.10 FEET ALONG SAID CENTERLINE; THENCE WITH A CURVE TURNING TO THE RIGHT, RADIUS 573.00 FEET (THE CHORD OF WHICH BEARS S 59°53'09" W, A DISTANCE OF 36.53 FEET) A DISTANCE OF 36.54 FEET ALONG SAID CENTERLINE; THENCE N 00°51'38" W, A DISTANCE OF 241.20 FEET PARALLEL WITH THE WEST LINE OF THE SE¼-SE¼; THENCE S 89°08'22" W, A DISTANCE OF 165.00 FEET PERPENDICULAR TO THE WEST LINE OF THE SE¼-SE¼ TO THE POINT OF BEGINNING.

THAT THE DESCRIBED CERTIFIED SURVEY MAP CONTAINS A GROSS AREA OF 56.1 ACRES OF LAND, MORE OR LESS INCLUDING ALL LANDS LYING BETWEEN THE DESCRIBED MEANDER LINE AND THE APPROXIMATE ORDINARY HIGH WATER MARK OF THE BARABOO RIVER BETWEEN THE NORTH EXTENSIONS OF THE EASTERN AND WESTERN BOUNDARIES OF THIS CERTIFIED SURVEY MAP.

THAT THE DESCRIBED CERTIFIED SURVEY MAP IS SUBJECT TO ALL RIGHTS-OF-WAY, EASEMENTS AND OTHER ENCUMBRANCES AND RESTRICTIONS OF RECORD.

THAT I HAVE COMPLIED WITH THE PROVISIONS OF CHAPTER 236.34 OF WISCONSIN STATE STATUTES, CHAPTER A-E 7 OF THE ADMINISTRATIVE CODE OF THE STATE OF WISCONSIN, THE SUBDIVISION REGULATIONS OF SAUK COUNTY AND THE SUBDIVISION REGULATIONS OF THE TOWN OF GREENFIELD TO THE BEST OF MY KNOWLEDGE AND BELIEF IN SURVEYING, DIVIDING AND MAPPING THE SAME;

THAT SUCH CERTIFIED SURVEY MAP IS A CORRECT REPRESENTATION OF ALL EXTERIOR BOUNDARIES OF THE LAND SURVEYED AND THE SUBDIVISION MADE THEREOF;

THAT I HAVE MADE SUCH CERTIFIED SURVEY MAP UNDER THE DIRECTION OF CADY, LLC, OWNER OF THE DESCRIBED LANDS INCLUDED IN THIS CSM.

THAT THIS CERTIFICATION APPLIES TO ALL FIVE (5) SHEETS OF THIS CERTIFIED SURVEY MAP.

SURVEYOR'S SEAL	CLIENT(S):	OWNER(S):
	CADY, LLC C/O KENDALL L CADY E12304 NEUMAN ROAD BARABOO, WI 53913	CADY, LLC C/O KENDALL L CADY E12304 NEUMAN ROAD BARABOO, WI 53913
	PREPARED BY:	
	<p>MATTHEW M FILUS, PLS WISCONSIN PROFESSIONAL LAND SURVEYOR 2185</p> <p>THE EXCELSIOR GROUP, LLC SURVEYING & LAND PLANNING</p> <p>POST OFFICE BOX 486 REEDSBURG, WISCONSIN 53959</p> <p>PHONE: (608) 747-4363 E-MAIL: SURVEY@EG-WI.COM</p> <p>WEB: WWW.EG-WI.COM</p>	
DATE: SEPTEMBER 1ST, 2022	PROJECT NUMBER: 2022-0015	SHEET 1 OF 5 SHEETS

LEGEND

- PLSS CORNER RECOVERED
FOUR WITNESSES VERIFIED
- 2.75" O.D. STEEL PIPE FOUND
- 1.25" Ø STEEL ROD FOUND
- 0.75" Ø STEEL ROD FOUND
- 0.75" Ø X 18" STEEL ROD PLACED
WEIGHING 1.502 # / LF
- RECORD DATA
- CSM CERTIFIED SURVEY MAP
- PLAT OF SURVEY
- UNPLATTED LANDS
- EXISTING FIELD ENTRANCE
- FIELD WORK COMPLETED
8/20/2022
- F.E.

GRAPHIC SCALE: 1" = 600 FEET

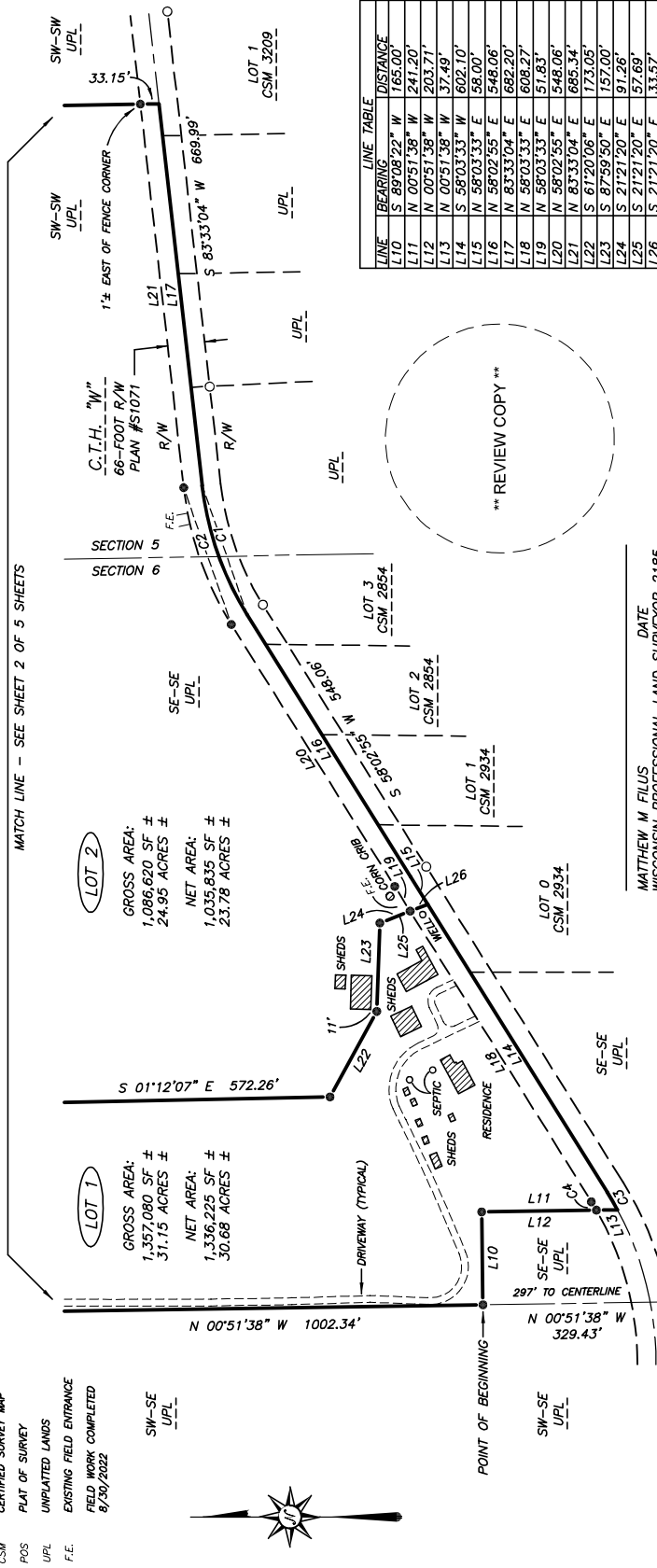


THE MOUNT LOT(S) OF THIS CERTIFIED SURVEY MAP ARE CONSIDERED UNBUILDABLE UNTIL A "SOILS AND SITE EVALUATION REPORT" AS REQUIRED BY THE WISCONSIN DEPARTMENT OF NATURAL RESOURCES & SERVICES IS FILED WITH THE SAUK COUNTY LAND RESOURCES & ENVIRONMENT DEPARTMENT.

SAUK COUNTY CERTIFIED SURVEY MAP #

LOCATED IN THE NW¼-SW¼ AND THE SW¼-SW¼ OF SECTION 5 AND THE NE¼-SE¼ AND THE SE¼-SE¼ OF SECTION 6, TOWN 11 NORTH, RANGE 7 EAST, TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN

MATCH LINE - SEE SHEET 2 OF 5 SHEETS



LINE	BEARING	DISTANCE
L10	S 89°08'22" W	165.00'
L11	N 00°51'38" W	241.20'
L12	N 00°51'38" W	203.71'
L13	N 00°51'38" W	37.49'
L14	S 58°03'33" W	602.10'
L15	N 58°03'33" E	58.00'
L16	N 58°02'55" E	548.06'
L17	N 83°33'04" E	682.20'
L18	N 58°03'33" E	608.27'
L19	N 58°03'33" E	51.83'
L20	N 58°02'55" E	548.06'
L21	N 83°33'04" E	685.34'
L22	S 61°20'06" E	173.05'
L23	S 87°59'50" E	157.00'
L24	S 21°21'20" E	91.26'
L25	S 21°21'20" E	57.69'
L26	S 21°21'20" E	33.57'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT BEARING-IN	TANGENT BEARING-OUT
C1	548.88'	244.75'	242.74'	S 70°48'00" W	25°30'09"	S 83°33'04" W	S 58°02'55" W
C2	582.88'	259.44'	257.31'	S 70°48'00" W	25°30'09"	S 83°33'04" W	S 58°02'55" W
C3	573.00'	36.54'	36.53'	S 59°53'09" W	3°39'12"	N 61°42'43" E	N 58°03'33" E
C4	540.00'	17.16'	17.16'	S 58°58'11" W	1°49'15"	N 59°52'48" E	N 58°03'33" E

MATTHEW M. FILLIS
WISCONSIN PROFESSIONAL LAND SURVEYOR 2185

DATE

DATE

SOUTH M. CORNER
SEC 6 - T11N - R7E
STD HARRISON MONUMENT FOUND

S 89°21'16" E 1338.28'
S 89°21'16" E 2676.55' / OVERALL M. LINE / BEARING REFERENCE LINE

S 89°21'16" E 1338.27'

SOUTHEAST CORNER
SEC 6 - T11N - R7E
STD HARRISON MONUMENT FOUND

SECTION SUMMARIES

MATTHEW M FILUS **DATE**
WISCONSIN PROFESSIONAL LAND SURVEYOR 2185

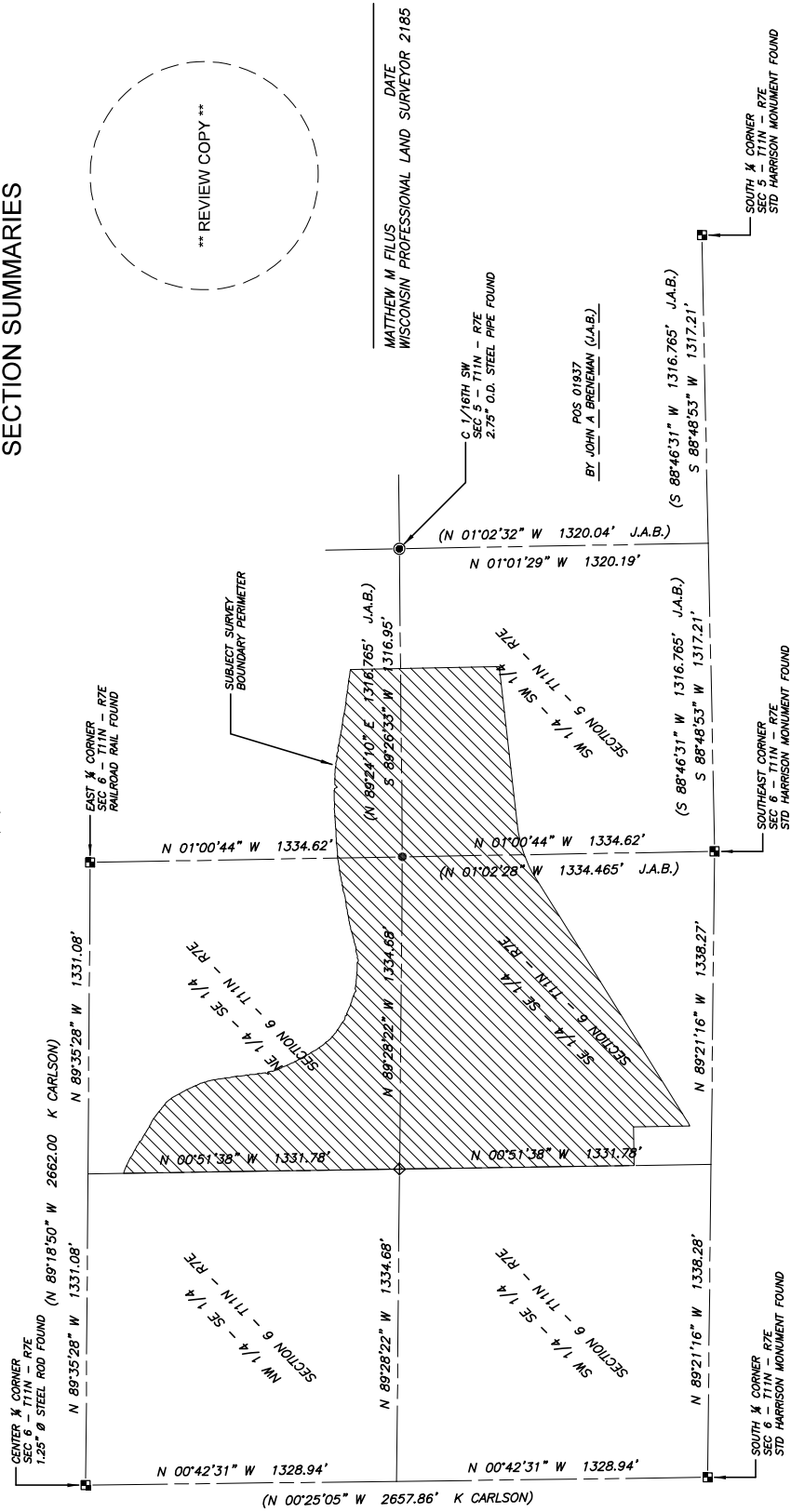
POS 01937
BY JOHN A BRENNEMAN (J.A.B.)

(S 88°46'31" W 1316.765' J.A.B.)
S 88°48'53" W 1317.21'

- SOUTH ¼ CORNER
SEC 5 - T11N - R7E
STD HARRISON MONUMENT FOUND



PLS. CORNER RECOVERED FOUR WITNESSES VERIFIED	2.75" O.D. STEEL PIPE FOUND	1.25" Ø STEEL ROD FOUND	0.75" Ø STEEL ROD FOUND	0.75" Ø X 18" STEEL ROD PLACED WEIGHING 1,502 # / LF	RECORD WORK FIELD WORK COMPLETED 8/30/2022
--	-----------------------------	-------------------------	-------------------------	---	---



SAUK COUNTY CERTIFIED SURVEY MAP # _____

LOCATED IN THE NW $\frac{1}{4}$ -SW $\frac{1}{4}$ AND THE SW $\frac{1}{4}$ -SW $\frac{1}{4}$ OF
SECTION 5 AND THE NE $\frac{1}{4}$ -SE $\frac{1}{4}$ AND THE SE $\frac{1}{4}$ -SE $\frac{1}{4}$
OF SECTION 6, TOWN 11 NORTH, RANGE 7 EAST,
TOWN OF GREENFIELD, SAUK COUNTY, WISCONSIN

TOWN OF GREENFIELD TOWN BOARD APPROVAL:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE TOWN OF GREENFIELD BE AND HEREBY IS APPROVED. I
HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE TOWN OF
GREENFIELD TOWN BOARD. DATED THIS _____ DAY OF _____, 2022.

TOWN BOARD CHAIRPERSON DATE

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE TOWN OF
GREENFIELD THIS _____ DAY OF _____, 2022.

TOWN CLERK DATE

CITY OF BARABOO APPROVAL:

RESOLVED, THAT THE CERTIFIED SURVEY MAP, ATTACHED HERETO, AND FILED WITH THE CITY OF BARABOO, WISCONSIN, IS
HEREBY APPROVED BY THE PLAN COMMISSION AND COMMON COUNCIL OF THE CITY OF BARABOO, WISCONSIN.

APPROVED BY: PLAN COMMISSION AND COMMON COUNCIL
CITY OF BARABOO, WISCONSIN

BARABOO CITY ENGINEER DATE

BARABOO CITY MAYOR DATE

I HEREBY CERTIFY THAT THE FOREGOING RESOLUTION WAS ADOPTED BY THE PLAN COMMISSION AND COMMON COUNCIL OF
THE CITY OF BARABOO, WISCONSIN ON THIS _____ DAY OF _____, 2022.

CITY OF BARABOO

BARABOO CITY CLERK DATE

SAUK COUNTY PLANNING AGENCY APPROVAL:

RESOLVED, THAT THIS CERTIFIED SURVEY MAP LOCATED IN THE TOWN OF GREENFIELD, BE AND HEREBY IS APPROVED IN
COMPLIANCE WITH CHAPTER 236 OF THE WISCONSIN STATE STATUTES AND THE SAUK COUNTY PLANNING AGENCY
SUBDIVISION REGULATIONS.

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF A RESOLUTION ADOPTED BY THE SAUK COUNTY
PLANNING AGENCY AND MADE EFFECTIVE THIS _____ DAY OF _____, 2022.

SAUK COUNTY DEPARTMENT OF LAND RESOURCES & ENVIRONMENT DATE

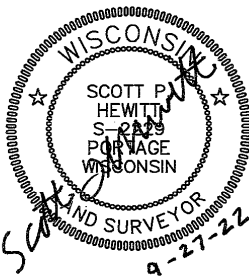


MATTHEW M FILUS DATE
WISCONSIN PROFESSIONAL LAND SURVEYOR 2185

As prepared by:

GROTHMAN & ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SUPER STREET, P.O. BOX 373 PORTAGE, WI 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

SEAL:



G & A FILE NO. 722-336

DRAFTED BY: I. KASPER

CHECKED BY: TG

PROJ. 722-336

DWG. 722-336 SHEET 1 OF 2

SAUK COUNTY CERTIFIED SURVEY MAP NO.
GENERAL LOCATION

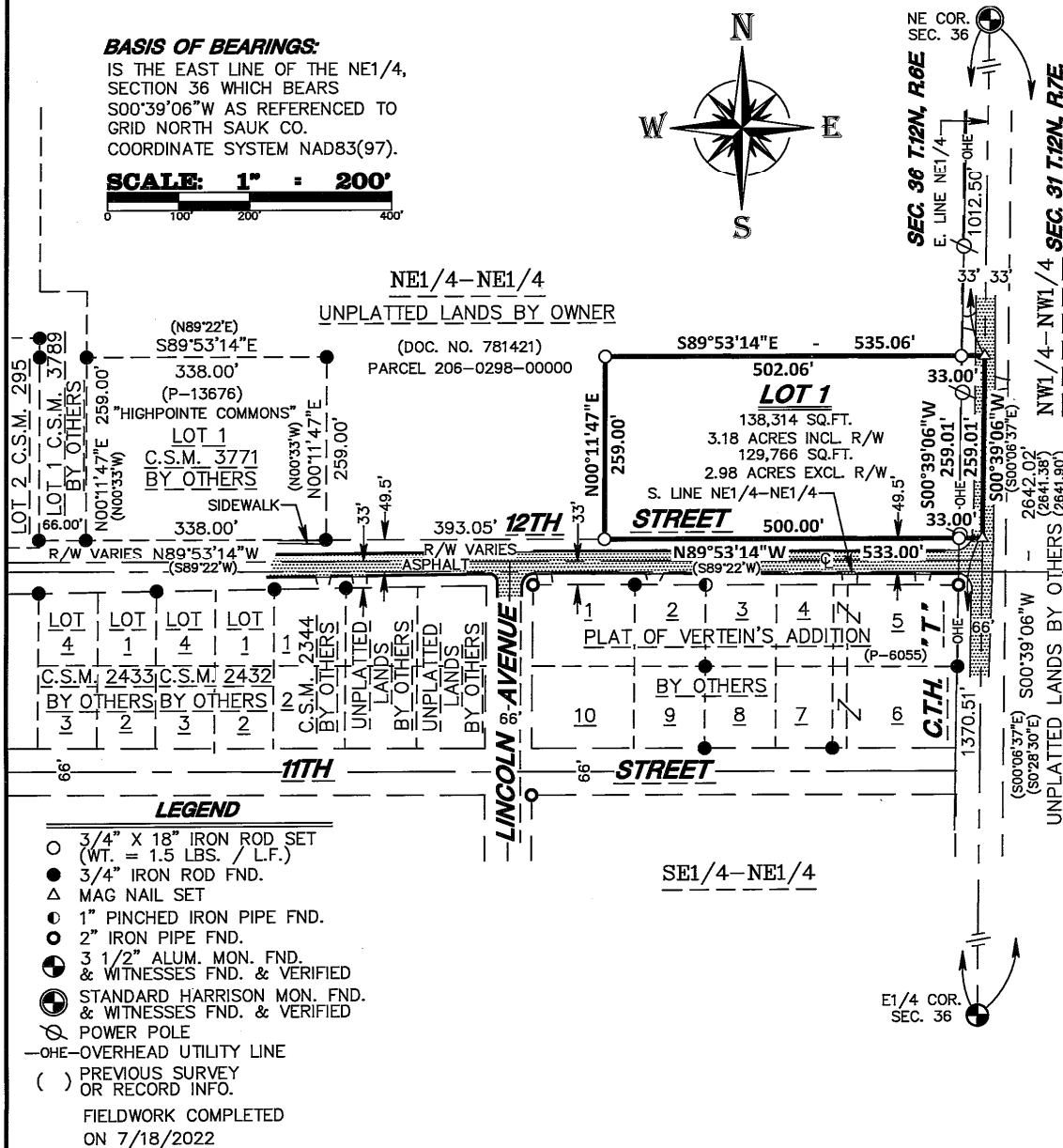
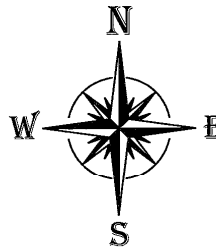
BEING PART OF THE NE1/4 OF THE NE1/4, SECTION 36, T. 12 N, R. 6 E,
CITY OF BARABOO, SAUK COUNTY, WISCONSIN.

Volume _____, Page _____

BASIS OF BEARINGS:

IS THE EAST LINE OF THE NE1/4,
SECTION 36 WHICH BEARS
S00°39'06"W AS REFERENCED TO
GRID NORTH SAUK CO.
COORDINATE SYSTEM NAD83(97).

SCALE: 1" = 200'
0 100' 200' 400'



OWNER: DENNIS G. & DALE W. KNUTH
S 4451A C.T.H. "T"
BARABOO, WI 53913

CLIENT: CITY OF BARABOO
101 SOUTH BOULEVARD
BARABOO, WI 53913

As prepared by:

G GROTHMAN
& ASSOCIATES S.C.
PROFESSIONAL SERVICES
625 EAST SLIFER STREET, P.O. BOX 373 PORTAGE, WI. 53901
PHONE: PORTAGE: (808) 742-7788 SAUK: (808) 644-8877
FAX: (808) 742-0434 E-MAIL: surveying@grothman.com
(RED LOGO REPRESENTS THE ORIGINAL MAP)

G & A FILE NO. 722-336

DRAFTED BY: T. KASPER

CHECKED BY: TG

PROJ. 722-336

DWG. 722-336 SHEET 2 OF 2

SEAL:



SAUK COUNTY CERTIFIED SURVEY MAP NO. _____
GENERAL LOCATION

Volume _____, Page _____

**BEING PART OF THE NE1/4 OF THE NE1/4, SECTION 36, T. 12 N, R. 6 E,
CITY OF BARABOO, SAUK COUNTY, WISCONSIN.**

SURVEYOR'S CERTIFICATE

I, **SCOTT P. HEWITT**, Professional Land Surveyor, do hereby certify that by the order of the **City of Baraboo**, I have surveyed, monumented, mapped and divided part of the Northeast Quarter of the Northeast Quarter of Section 36, Town 12 North, Range 6 East, City of Baraboo, Sauk County, Wisconsin, described as follows:

Commencing at the Northeast corner of Section 36;
thence South 00°39'06" West along the East line of the Northeast Quarter of Section 36 and the centerline of County Trunk Highway T, 1,012.50 feet to the point of beginning;
thence continuing South 00°39'06" West along the East line of the Northeast Quarter of Section 36 and the centerline of County Trunk Highway T, 259.01 feet;
thence North 89°53'14" West along the North right-of-way line of 12th Street and the Easterly extension thereof, 533.00 feet;
thence North 00°11'47" East, 259.00 feet;
thence South 89°53'14" East, 535.06 feet to the point of beginning.
Containing 138,314 square feet (3.18 acres), more or less. Being subject to County Trunk Highway T right-of-way along the Easterly side thereof and servitudes and easements of record, if any.

I DO FURTHER CERTIFY that this is a true and correct representation of the boundaries of the land surveyed and that I fully complied with the Provisions of AE7 Wisconsin Administrative Code, Chapter 236.34 of the Wisconsin State Statutes and the City of Baraboo Subdivision Ordinance to the best of my knowledge and belief.

Scott P. Hewitt

SCOTT P. HEWITT

Professional Land Surveyor, No. 2229

Dated: September 27, 2022

File No.: 722-336

PLAN COMMISSION RESOLUTION

RESOLVED that this Certified Survey Map in the **City of Baraboo**, Sauk County, Wisconsin is hereby approved by the Plan Commission.

Mayor

Date

City Engineer

Date

I HEREBY certify that the foregoing is a copy of a Resolution adopted by the Plan Commission of the **City of Baraboo**, Wisconsin, this _____ day of _____, 20____.

City Clerk

Date

OWNER: DENNIS G. & DALE W. KNUTH
S 4451A C.T.H. "T"
BARABOO, WI 53913

CLIENT: CITY OF BARABOO
101 SOUTH BOULEVARD
BARABOO, WI 53913

Erosion Control/Storm Water Management

For:

Lake Street Townhomes

Lake Street
Baraboo, WI

Prepared by:

La Crosse Engineering & Surveying Co., Inc.

1206 South 3rd Street
LA CROSSE, WISCONSIN 54601
Phone:(608) 782-3433

**STORM WATER MANAGEMENT PLAN AND EROSION CONTROL PLANS
& MAINTENANCE/OPERATION PLAN
FOR**

Lake Street Townhomes – Lake Street, City of Baraboo

BACKGROUND & GENERAL INFORMATION

Lake Street Townhomes is proposing three multi-family buildings along a vacant strip of land on Lake Street in Baraboo. The existing street discharges onto the property and conveys drainage to the property to the west.

Existing Drainage Conditions:

The property drains directly to a proposed City owned property that is being reserved for a storm water detention system.

Existing Drainage Calculations Summary:

The existing drainage calculations are included at the end of this report. (1S)

Existing Off-site Drainage:

Existing off-site drainage will be diverted around the improved site via a drainage swale. This drainage will be directed to the lot lines.

Proposed Drainage Conditions:

Three types of drainage collection systems will be utilized to meter the discharge from the proposed buildings. The catch basins from the street will be discharged to a 48" storm pipe which will store runoff and be discharged through a 6" hole and an 8" hole at a higher elevation. This discharge will go to an infiltration pond prior to discharging to the west. The north building rear yard and roof area will collect in a sub-surface chamber to infiltrate and to be metered to discharge to the west. The south building will be collected by roof drains and will discharge to a holding pond prior to discharging to the west. A new catch basin is being installed in Lake Street to collect front yard runoff. This collection will discharge into this proposed pond on the south end of the improvements.

Post-Development Runoff Summary

Proposed drainage calculations for the 2, 5, 10, 25 and 50-year design storms have been included with this plan.

Post-Development Performance Standards

Total Suspended Solids

According to NR151.122, BMPs shall be designed, installed and maintained to control total suspended solids carried in run-off from the post construction site.

The total suspended solids removal has been modeled in WinSLAMM version 10.4.1.

Since the site is a new development site, the removal rate of 80% is required by these infiltration areas. As the WinSlamm computations show, the removal rate is 79.75%. This includes treatment of the existing street. Therefore, I feel the new portions of the development would be greater than 80% removal if computed independently.

Infiltration

According to NR151.124(4)(c)(1), areas where the infiltration rate of the soil is less than 0.6 inches per hour measured at the bottom of the infiltration basin using a scientifically credible field test method are exempt from the infiltration requirements.

Portions of this property are within 600 feet of the wellhead protection areas. Infiltration is prohibited in this area. The soils for this site have indicated an infiltration rate of 0.50 in./hr., and therefore is exempt from the infiltration requirement.

Peak Discharge

According to NR151.123(1), BMPs shall be employed to maintain or reduce the peak runoff discharge rates, to the maximum extent practicable, as compared to pre-development conditions.

The pre-development and post-development peak rates of discharge are summarized below. The HydroCAD modeling is attached to this plan.

Existing site runoff is as follows:

2 yr. Stm	4.29 cfs
5 yr. Stm	6.96 cfs
10 yr stm	8.61 cfs
25 yr. Stm	10.70 cfs
50 yr. Stm	12.54 cfs

Developed site runoff is as follows:

2 yr. Stm	2.91 cfs
5 yr. Stm	3.51 cfs
10 yr. Stm	3.85 cfs
25 yr. Stm	5.98 cfs
50 yr. Stm	8.29 cfs

Protective Area

According to NR151.125(4)(e), areas of post-construction sites from which the runoff does not enter the surface water, including wetlands, without first being treated by a BMP

to meet the requirements of 151.122 to 151.123, are exempt from meeting the requirements of the Protective Areas performance standards.

Not applicable.

Summary

The modeling of this site shows that the requirements set by the Wisconsin Department of Natural Resources for total suspended solids, peak discharge, and infiltration can all be met with the proposed design.

The Storm Water Management Plan shows basic compliance with accepted engineering practice in hydrology planning and design. The resulting development will function as a positive addition to the community while sustaining environmental benefits in storm water management and quality.

CONSTRUCTION SITE PERFORMANCE STANDARDS

Erosion Control

The purpose of this control plan is to provide guidelines that comply with the state and local requirements, as well as to make recommendations regarding erosion control and storm water management. The construction of this development is a critical phase in terms of storm water management and runoff control. Construction site erosion control will help minimize the impact of development, enhance and protect local environment, and protect the surrounding project area by applying best management practices for erosion control at construction sites. This work shall be planned and executed in accordance with the Wisconsin Department of Natural Resources Storm Water Management Technical Standard and/or accepted local engineering practice. The owner/developer will be responsible for erosion control during the process of construction. Silt fence, site vegetation, and erosion mat will be utilized to keep sediment from leaving the construction site.

5.2 Construction Site Erosion Control Measures

The following erosion control devices may be used on the project site at any time during the construction phases to ensure the compliance with NR 216 and local erosion control requirements, as applicable.

α) Silt fence (WDNR 1056)

Continuous silt fencing will be required along all areas downstream of disturbed area, and all around the base of all stockpiles material subject to sediment transportation during rain fall events (stockpiles topsoil, gravel base, etc.). The silt fencing will provide a siltation barrier between the disturbed area and inlets and ultimately downstream water bodies. All silt fence shall be removed upon completion of the project or when disturbed

areas have generated sufficient vegetation to prevent erosion and the threat of sediment reaching inlets and bodies of water.

β) Site Vegetation

Existing site vegetation outside of project limits shall be protected and maintained to the maximum extent practicable. Existing site vegetation within the project limits shall remain undisturbed until construction schedule warrants disturbance. For disturbed areas vegetation that resists erosion, maintains slow storm water velocities, and retains sediment from runoff shall be provided by the contractor. Temporarily seeding may be required for disturbed areas that are subject to long periods of construction inactivity. Temporary vegetation is used when areas are disturbed and may remain unfinished long enough to allow vegetation to grow and assist with erosion control. Permanent vegetation is encouraged as soon as possible in the construction process.

c) Inlet Protection (WDNR 1060)

Inlet protection is a temporary barrier applied around storm drains. It is designed to prevent sediment from entering the storm sewer system. All fabrics used for inlet protection devices must be selected from the list of approved fabrics certified for inlet protection, Geotextiles Fabric, Type FF in the current edition of the WisDOT Product Acceptability List (PAL).

d) Stone Tracking Pad (WDNR 1057)

Stone tracking pads will be constructed at all entrances to the construction site to minimize sediment tracking onto existing streets. A minimum of one construction entrance is required for the project site. Tracking pads are temporary and will be removed or much of the aggregate will be removed before the site is completed.

e) Waste and Material Disposal

All waste and unused building materials (including garbage, debris, cleaning wastes, or other construction materials) shall be properly disposed of and not allowed to be carried by runoff into a receiving channel or inlet.

5.3 Operation and Maintenance, Short-term

The owner, Lake Street Townhomes and its successors, of this project in the City of Baraboo, Sauk County, Wisconsin, is directly responsible for the implementation and maintenance of the construction site erosion control measures.

The contractor shall conduct the following inspection

- Weekly inspections of implemented erosion and sediment controls.
- Inspections of erosion and sediment controls within 24 hours after precipitation events 0.5 inches or greater which results in runoff during active construction periods.

The contractor shall maintain weekly written reports of all inspections that include:

- The date, time, and exact place of inspection.
- The name of the individual who performed the inspection.
- An assessment of the condition of erosion and sediment controls.
- A description of any erosion and sediment control implementation and maintenance performed.
- A description of the present phase of construction at the site.

Repairs shall be made immediately, as required, to maintain effectiveness, until permanent vegetation is established. All repairs to erosion control devices shall be documented on the Wisconsin Department of Natural Resources Construction Site Inspection Report (form 3400-187). A copy of form 3400-187 can be found at the end of this plan.

5.4 Operation and Maintenance, Long-term

The OWNER, and its successors, of this project in the City of Baraboo, Sauk County, Wisconsin, is directly responsible for the operation, inspection, and maintenance of all storm water facilities located within the Lake Street Townhomes project site, as described below.

- **Bioretention Basin:**
Inspection: look for accumulation of sediment and/or debris. Length of time water is retained in basin. Look for erosion or damage. Review plant health; look for weeds and grasses encroaching on plants.
Maintenance: Remove accumulated sediment deposits and/or debris and repair any eroded or damaged grass areas. If water is retained for more than 24-48 hours after a storm event replace top 6" of engineered soil. Remove any identified weeds or grasses. Do not plow/store snow in bioretention basin.

The aforementioned inspection and maintenance schedule shall be performed after any rainfall event exceeding 1 inch of rainfall, and at a minimum semi-annually in early spring and fall.

All inspections and maintenance shall be documented and the OWNER shall keep all inspection and maintenance reporting/records on site and available upon request of the City and/or Wisconsin Department of Natural Resources.

Summary

General

The proposed development as outlined above meets all Wisconsin Department of Natural Resources storm water regulations pertaining to redevelopment.

For the temporary construction site scenario, sediment transport from this site to adjacent properties will be reduced by the erosion control devices and conservation practice standards.

This plan meets state storm water requirements and provides an environmentally sound and practical solution for the future storm water runoff generated from the development of this site.

